

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

17 Wiltshire Avenue Cranbourne East VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$585,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$305,000

Property type

Land

Suburb

Cranbourne East

Period-from

01 Oct 2019

to

30 Sep 2020

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

|                                                 |           |           |
|-------------------------------------------------|-----------|-----------|
| 108A Linsell Boulevard Cranbourne East VIC 3977 | \$565,000 | 23-Apr-20 |
| 23 Armstrong Street Cranbourne East VIC 3977    | \$583,000 | 25-May-20 |
| 20 Starlight Rise Cranbourne East VIC 3977      | \$560,000 | 10-Sep-20 |

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 20 October 2020

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**108A Linsell Boulevard Cranbourne East VIC 3977**

3 2 2

Sold Price

**\$565,000**

Sold Date

**23-Apr-20**

Distance

**0.35km**



**23 Armstrong Street Cranbourne East VIC 3977**

3 2 2

Sold Price

**\$583,000**

Sold Date

**25-May-20**

Distance

**0.96km**



**20 Starlight Rise Cranbourne East VIC 3977**

3 2 2

Sold Price

**\$560,000**

Sold Date

**10-Sep-20**

Distance

**1.26km**

RS = Recent sale

UN = Undisclosed Sale

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